



PLANNING COMMISSION AGENDA

ROJELIO VASQUEZ, Chair

Commission Members
HAL KISSLER, Vice Chair
LORI CHERRY
NAT DIBUDUO
JAIME HOLT
SEROP TOROSSIAN
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

April 26, 2006

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes
- B. Communications
 - 1. Notice of approval by the Planning and Development Department Director in accordance with Section 12-1005.2 of the Fresno Municipal Code, of a Revised Tentative Map of Tract No. 5312, a 95-lot single family residential subdivision
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of Site Plan Review Application No. S-05-175, and environmental findings, filed by Founng Vang and Maiyang Moua, pertaining to approximately 0.24 acre of property zoned C-6 (*Heavy Commercial*), located on the east side of North First Street between East Hedges and East Hammond Avenues. **(Continued from meeting of March 29, 2006.)**
1. Environmental Assessment No. S-05-175, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Site Plan Review Application No. S-05-175 proposes to construct a 2,400 square-foot single-story building to establish King Poultry, a retail poultry business including live chickens with incidental slaughtering and dressing at the request of customers. The business also includes the retail sale of fresh purified water, eggs, ice, soft drinks, and snacks.
 - Roosevelt Community Plan Area
 - Council District 7 (Councilmember Perea)
 - Staff Member: Sandra Brock
 - Staff Recommendations:
 1. Consider Environmental Assessment No. S-05-175 and information received, and direct staff as to any additional information or mitigation measures which the Commission determines necessary for the finding of Mitigated Negative Declaration;
 2. Deny the requested operational statement, and direct staff as to whether any slaughtering of live poultry should occur, and what the appropriate limit should be for "incidental" slaughter if it is to be permitted; and
 3. Refer the special permit exhibits (site plan, interior plan, and elevations) and any operational statement revisions back to staff for further processing of corrected exhibits
 - May be considered by City Council (final Commission action is subject to appeal)

VIII. NEW MATTERS

A. CONTINUE TO MAY 3, 2006

Consideration of Rezone Application No. R-05-63, Tentative Tract Map No. 5564/UGM, Conditional Use Permit Application No. C-06-19, and environmental findings, filed by George Goddard, pertaining to approximately 2.62 acres of property located on the south side of East Powers Avenue between North Cedar and North Maple Avenues.

1. Environmental Assessment No. R-05-63/T-5564/C-06-19, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-05-63 proposes to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the R-1-C/UGM (*Single Family Residential/Urban Growth Management*) zone district.
3. Tentative Tract Map No. 5564/UGM proposes to subdivide the subject property into a 6-lot single family residential planned development subdivision.
4. Conditional Use Permit Application No. C-06-19 requests authorization to establish a planned development project with a private street.
 - Woodward Park Community Plan
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Will Tackett
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve the Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by the City Council (Rezone Application only)

B. Consideration of Rezone Application No. R-05-88, Tentative Tract Map No. 5453/UGM, and environmental findings, filed by Bun Ma, pertaining to approximately 1.91 acres of property located on the east side of North Brawley Avenue between West Shields and West Dakota Avenues.

1. Environmental Assessment No. R-05-88/T-5453, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-05-88 proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
3. Tentative Tract Map No. 5453 proposes to subdivide the subject property into a 7-lot single family residential subdivision.
 - West Area Community Plan
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Israel Trejo
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve the Tentative Tract Map
 - Will be considered by the City Council (Rezone Application only)

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT